001.0	0001	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	869,100	/	869,100
USE VALUE:	869,100	/	869,100
ASSESSED:	869,100	/	869,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-44A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSELLI MARCIA C
Owner 2:	
Owner 3:	
Street 1:	24 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	436,300	800	432,000	869,100
Total Card	0.092	436,300	800	432,000	869,100
Total Parcel	0.092	436,300	800	432,000	869,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.05 | /Parcel: 395.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,300	800	4,000.	432,000	869,100	869,100	Year End Roll	12/18/2019
2019	104	FV	338,400	800	4,000.	459,000	798,200	798,200	Year End Roll	1/3/2019
2018	104	FV	338,400	800	4,000.	334,800	674,000	674,000	Year End Roll	12/20/2017
2017	104	FV	317,100	0	4,000.	291,600	608,700	608,700	Year End Roll	1/3/2017
2016	104	FV	317,100	0	4,000.	248,400	565,500	565,500	Year End	1/4/2016
2015	104	FV	282,000	0	4,000.	243,000	525,000	525,000	Year End Roll	12/11/2014
2014	104	FV	282,000	0	4,000.	199,800	481,800	481,800	Year End Roll	12/16/2013
2013	104	FV	293,600	0	4,000.	190,100	483,700	483,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 24

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21328-87		8/1/1991		200,000	No	No		ROBERT JOSEPH ROSSELLI D.O.D. 4/8/2016.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1288	Redo Kit	19,850	C				
5/14/2018	608	Re-Roof	18,901	C				
11/29/1993	592	Manual	7,660					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	Mail Update	JO	Jenny O
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

User Acct

251

GIS Ref

GIS Ref

Insp Date

08/26/17

!24!

PRINT

Date	Time
12/10/20	15:55:23

LAST REV

Date	Time
05/02/19	11:28:24

jorourke

USER DEFINED

Prior Id # 1:	251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.99980003
Adj $ / SQ:	191.598
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592859
Depreciation:	156515
Depreciated Total:	436344

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

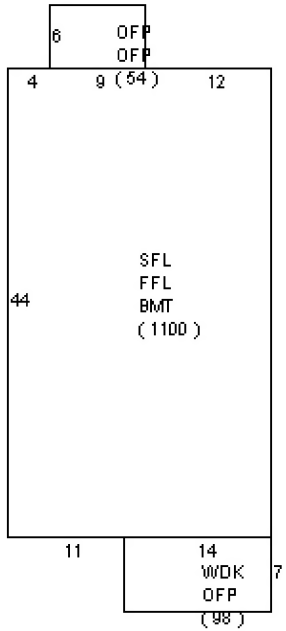
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
98	001.0-0001-0025.0		5/15/1998	283,000
97	040.0-0003-0003.0		7/1/1998	284,000
97	044.0-0006-0005.0		6/26/1998	263,000
94	005.0-0003-0015.0		8/25/1998	323,000
92	064.0-0001-0003.0		5/29/1998	299,900
92	005.0-0003-0007.0		1/2/1998	220,000

WtAv$/SQ:		AvRate:	95	Ind.Val	253132.4561

Juris. Factor:		Before Depr:	191.60
Special Features:	0	Val/Su Net:	121.06
Final Total:	436300	Val/Su SzAd	198.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	57.480	63,227
FFL	First Floor	1,100	191.600	210,758
SFL	Second Floor	1,100	191.600	210,758
OFP	Open Porch	206	24.500	5,048
WDK	Deck	98	16.000	1,568

Net Sketched Area:	3,604			Total:	491,359
Size Ad	2200	Gross Are	3604	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	4X10	A	AV	1998	0.00	T	16.8	104						
19	Patio	D	Y	1	16X16	A	AV	2000	3.71	T	15.2	104			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800